

2025 ECF ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Residential Neighborhood 4000				2 Year Sales Study April 1, 2022 through March 31, 2024																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	
60-17-400-066	139 N SAGINAW ST	03/13/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$107,900	52.13	\$215,707	\$49,301	\$157,699	\$179,898	0.877	1,848	\$85.33	4010	14.9404	2-STY/1-STY		\$38,698	4010 RESIDENTIAL-NW SECTION 17	
60-17-576-002	157 N GENESEE ST	12/09/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$49,900	36.16	\$99,810	\$14,944	\$123,056	\$96,439	1.276	1,374	\$89.56	4010	24.9999	1.75 STY/1-STY		\$11,734	4010 RESIDENTIAL-NW SECTION 17	
60-17-576-036	201 N GENESEE ST	07/19/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$29,500	32.81	\$58,937	\$19,049	\$70,851	\$51,270	1.382	690	\$102.68	4010	35.5917	1-STY RANCH		\$19,049	4010 RESIDENTIAL-NW SECTION 17	
60-17-579-092	180 EREAN ST	06/04/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$42,200	46.89	\$84,484	\$14,131	\$75,869	\$90,428	0.839	1,960	\$38.71	4030	18.7006	1 STY MODULAR		\$13,435	4030 RESIDENTIAL- NW SECTION 17	
60-17-579-095	164 EREAN ST	06/15/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$46,100	38.45	\$92,113	\$20,691	\$99,209	\$81,161	1.222	1,680	\$59.05	4030	19.6363	1 STY MODULAR		\$17,760	4030 RESIDENTIAL- NW SECTION 17	
60-17-579-106	151 HELEN ST	05/19/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$90,000	72.00	\$180,015	\$37,658	\$87,342	\$161,769	0.540	1,848	\$47.26	4030	48.6088	1-STY RANCH		\$32,601	4030 RESIDENTIAL- NW SECTION 17	
60-17-580-004	126 MCCORMICK ST	02/16/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,100	42.48	\$106,295	\$18,463	\$106,537	\$94,954	1.122	1,076	\$99.01	4010	9.5987	1-STY RANCH		\$17,410	4010 RESIDENTIAL-NW SECTION 17	
60-17-580-031	337 ORCHARD ST	05/18/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,800	40.51	\$95,633	\$24,430	\$93,570	\$91,521	1.022	960	\$97.47	4010	0.3611	1-STY RANCH		\$16,251	4010 RESIDENTIAL-NW SECTION 17	
60-17-580-036	317 ORCHARD ST	11/10/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$62,700	48.27	\$125,482	\$23,431	\$106,469	\$115,967	0.918	960	\$110.91	4010	10.7908	1-STY RANCH		\$16,672	4010 RESIDENTIAL-NW SECTION 17	
60-17-580-037	313 ORCHARD ST	12/03/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$48,300	38.67	\$96,534	\$17,972	\$106,928	\$100,709	1.062	960	\$111.38	4010	3.5751	1-STY RANCH		\$15,175	4010 RESIDENTIAL-NW SECTION 17	
Totals:			\$1,267,600			\$1,267,600	\$577,500		\$1,155,010		\$1,027,530	\$1,064,115			\$84.14		6.0386					
								Sale. Ratio =>	45.56					E.C.F. =>	0.966	Std. Deviation=>	0.24573177					
								Std. Dev. =>	11.20					Ave. E.C.F. =>	1.026	Ave. Variance=>	18.6803	Coefficient of Var=>	18.20686344			

2022 ECF	0.880
2023 ECF	0.925
2024 ECF	0.874
2025 ECF	0.966